

094.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

692,100 /

692,100

692,100 /

692,100

692,100 /

692,100

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
44		EDMUND RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CIPAR JAMES & MELANIE	
Owner 2:		
Owner 3:		
Street 1:	44 EDMUND RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KENNEY GEORGE T -
Owner 2:	KENNEY MARGARET B -
Street 1:	44 EDMUND RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

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NARRATIVE DESCRIPTION

This parcel contains 5,023 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5023		Sq. Ft.	Site		0	70.	1.14	5									399,482						399,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5023.000	292,600		399,500	692,100		61300
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

Total Card	0.115	292,600	399,500	692,100	Entered Lot Size
Total Parcel	0.115	292,600	399,500	692,100	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	501.52	/Parcel: 501.5	Land Unit Type:

Parcel ID	094.0-0002-0010.0
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!7703!

USER DEFINED

Prior Id # 1:	61300
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:19:01
PRINT	
LAST REV	
Date	Time
09/27/18	18:28:51
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY GEORGE T	69445-345		6/16/2017		635,000	No	No		
KENNEY DONALD/E	24409-452		3/30/1994		181,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/1993	269	Manual	8,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	BS	Barbara S
3/20/2009	Meas/Inspect	163	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Average			A Bath:	Rating:							4 FFL BMT 12	12		
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath: 1	Rating: Average														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%		OTHER FEATURES															
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Color: WHITE				Fpl: 1	Rating: Average			Other											
View / Desir:				WSFlue:	Rating:			Upper											
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2											
Grade: C - Average				Location:				Lvl 1											
Year Blt: 1932	Eff Yr Blt:			Total Units:				Lower											
Alt LUC:	Alt %:			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1							
Jurisdct:	Fact: .			% Own:				REMODELING				RES BREAKDOWN							
Const Mod:				Name:				Exterior:	No Unit	RMS	BRS	FL							
Lump Sum Adj:				DEPRECIATION				Interior:	1	7	3								
INTERIOR INFORMATION				Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Additions:											
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:											
Sec Int Wall:		%		Economic:				Baths:											
Partition: T - Typical				Special:				Plumbing:											
Prim Floors: 3 - Hardwood				Override:				Electric:											
Sec Floors:		%		Total:	18.6	%		Heating:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	7	3								
Subfloor:				Basic \$ / SQ: 125.00				COMPARABLE SALES											
Bsmnt Gar: 1				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Const Adj.: 0.98000199															
Insulation: 2 - Typical				Adj \$ / SQ: 165.375															
Int vs Ext:				Other Features: 78500															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 359454															
% Com Wall		% Sprinkled:		Depreciation: 66858					Juris. Factor:		Before Depr:	165.38							
				Depreciated Total: 292595					Special Features: 0		Val/Su Net:	123.15							
									Final Total: 292600		Val/Su SzAd:	212.03							
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val:									
SPEC FEATURES/YARD ITEMS				Serial #:		Year:													
								PARCEL ID 094-0-0002-0010.0								IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: Total Special Features: Total:																			